

THIS INSTRUMENT PREPARED BY:

J. Terry Pitts, Attorney  
60 Germantown Court, Suite 101  
Cordova, TN 38018  
901-756-4063

AFTER RECORDING, RETURN TO:

J. Terry Pitts, Attorney  
60 Germantown Court, Suite 101  
Cordova, TN 38018  
901-756-4063

## SPECIAL WARRANTY DEED

STATE OF MISSISSIPPI, COUNTY OF DESOTO

THIS INDENTURE, made and entered into as of the 16th day of November 2009, by and between IBERIABANK F.S.B. f/k/a PULASKI BANK AND TRUST COMPANY\*, party of the first part, \*an Arkansas Corporation, and SHANTE DANDRIDGE, an unmarried person, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Horn Lake, County of DeSoto, State of Mississippi and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and improvements located thereon.

The property is improved with an address of: 6439 Arbor Lake Drive East, Hornlake, MS 38637

OR The property is unimproved.

Being the same property conveyed to the party of the first part by Substituted Trustee's Deed of record in Book 594, Page 553, in the Chancery Clerk's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Grantor:  
IBERIABANK FSB f/k/a  
PULASKI BANK AND TRUST COMPANY  
5800 "R" Street  
Little Rock, AR 72207  
501-661-7855

Grantee:  
SHANTE DANDRIDGE  
6439 Arbor Lake Drive East  
Horn Lake, MS 38637  
901-644-4075 N/A

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

IBERIABANK FSB FORMERLY KNOWN AS  
PULASKI BANK AND TRUST COMPANY

BY: Joe A. Woodson  
JOE A. WOODSON

ITS: SENIOR VICE PRESIDENT

STATE OF ARKANSAS, COUNTY OF PULASKI

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared JOE A. WOODSON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Senior Vice President authorized to execute the instrument of IBERIABANK FSB FORMERLY KNOWN AS PULASKI BANK AND TRUST COMPANY, the within named bargainer, a corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by JOE A. WOODSON, as Senior Vice President.

WITNESS my hand and Notarial Seal at 25612 this 16th day of November, 2009.

MY COMMISSION EXPIRES: 1-2-13

My Comm. Expires  
PUBLIC  
PULASKI COUNTY, ARK.

Danny Pucyul  
NOTARY PUBLIC

STATE OF Tennessee  
COUNTY OF Shelby

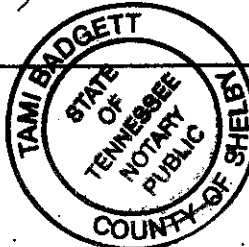
I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 162,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lou McClain, agent  
Affiant

Subscribed and sworn to before me this the 16th day of November 20 09.

Tami Badgett  
Notary Public

My commission expires: 1-10-12



223/320

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(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:

1087351300005000

NAME AND ADDRESS OF A PROPERTY OWNER:

Shante Dandridge

6339 Arbor Lake Drive East

Horn Lake, MS 38637

901-644-4075

NAME AND ADDRESS OF THE PERSON OR ENTITY  
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

Community Mortgage Corporation

4968 William Arnold Road

Memphis, TN 38117

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EXHIBIT "A"

Lot 50, Phase I, First Revision of Lot 3, Arbor Lake Subdivision, situated in Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 73, pages 27-29, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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EXHIBIT "B"

The above referenced property is conveyed subject to Subdivision Restrictions, building Lines and Easements of record in Plat Book 73, Pages 27-29; Declaration of Covenants and Restrictions recorded in Book 385, Page 635, Page 390, Page 585, and in Book 406, Page 779, in said Chancery Clerk's Office.

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